

Housing Methodology Committee (HMC)
Meeting - June 29, 2006
10:00a.m – 2:00 p.m.
San Francisco Bay Conservation & Development District
50 California Street, 26th Floor
San Francisco, CA

Meeting Summary

1. Call to Order/Introductions

The meeting began with introductions of member representatives, interested parties, and ABAG staff. Paul Fassinger, Research Director at the Association of Bay Area Governments (ABAG) provided an overview of the Meeting Agenda.

2. *Projections 2007*

As a follow-up to the May HMC Meeting, Mr. Fassinger presented an overview of ABAG staff recommended Forecasting Assumptions for *Projections 2007*. Mr. Fassinger explained that the Assumptions serve as a general guide for forecasting related to *Projections* and for regional policies. He indicated that ABAG staff planned to bring refined information on the agency's monitoring efforts to its ABAG Executive Board at its September meeting.

Forecast Parameters were described including the following:

- Changes are needed based in part upon slower than expected employment growth in region
- Smart Growth policy information is being developed through ABAG's monitoring program and needs to be incorporated into assumptions
- Housing Production estimates will be shifted to assume an increase in multi-family housing production
- Staff will work with the HMC and the Focusing Our Vision Technical Advisory Committee to develop information and consider that information in modeling for *Projections 2007*.

Issues raised and/or identified by HMC members and/or non-member attendees included the following:

- Multiple data requests on the part of various regional agencies (ABAG, MTC, county CMA's, etc.) should be coordinated
- Jurisdictional Staff need to believe that the data being used is valid and that data requests will be utilized in a beneficial way as the request are very time-consuming
- Jobs numbers should distinguish between retail jobs and live/work
- HMC should be fully involved in discussion re: Regional Housing Needs Number

The following potential Factors relative to Projections and the Regional Housing Needs Number were identified by attendees:

- Annexation of County Unincorporated Lands
- Water Supply

- Sphere of Influence and Urban Growth Boundaries must be reconciled relative to how housing needs numbers are allocated
- Open Space Agreements should be considered
- Geopolitical and Planning boundaries must be consistent with one another and aligned with the California Department of Housing and Community Development's (HCD's) certification process

3. Data Survey

Paul Fassinger provided an overview of the required survey of local factors. He indicated that staff proposed that the HMC discuss factors using the draft information and delaying the survey to better coordinate it with local jurisdiction's review of *Projections 2007* forecast. Mr. Fassinger also indicated that staff would like the HMC to begin discussing whether some factors might be more appropriately included in the methodology for the *Projections 2007* as opposed to being part of the RHNA methodology.

ABAG has draft information for the following factors:

- existing and protected jobs housing relationship
- distribution of household growth
- market demand for housing
- city-county growth management policies
- high housing cost burdens

Further information was provided relative to Factors that local jurisdictions typically have superior information for including sewer and water capacity and potential infill development sites.

Schedule

ABAG staff proposed that surveying begin in August, with the jurisdictional response period running through the end of September.

Issues raised and/or identified by HMC members and/or non-member attendees included the following:

- Will HCD recognize local growth control measures?
- Counties are largely not interested in urban uses in unincorporated areas
- Jobs/Housing/Fiscal balance is key for cities
- What weight can be given to open space constraints?
- Staff should provide open space and agricultural land data at next meeting
- What is the limit of growth for the Bay Area?
- How should available land be defined?
- ABAG Staff/HCD should provide definition of housing units that can be counted for certification purposes
- HCD staff should attend an HMC meeting to answer member's questions regarding how the large regional number is arrived at, what qualifies as a housing unit, how housing element law and policy relates to land use and growth management policy and laws.

4. Subregional Allocation

Kenneth Moy, ABAG Legal Counsel, provided an overview of the large number of issues pertaining to Subregional Allocations including information that was provided at the June 16th, 2006 meeting on Subregional Allocations. Issues discussed included the following:

- subregional process and timeline
- relationship of subregions to the larger regional allocation
- potential impacts on the regional allocation if a subregional effort fails

Issues raised and/or identified by HMC members and/or non-member attendees included the following:

- The potential benefits and drawbacks for jurisdictions that serve subregions
- Can ABAG request an extension of the 8/31/06 resolution deadline

Next Steps

Staff indicated that they would contact HCD regarding:

- a request for the attendance of an HCD representative at an HMC meeting in the near future
- a request made by several members of the HMC that the deadline for submitting resolutions to form subregions (8/31/06) be extended would be forwarded to HCD

The next Housing Methodology Committee meeting is July 27th, 2006 from 10a.m.-12 Noon.